



Picklestone House, BRONGEST SA38 9ET

Offers in the region of £389,950

Wonderful Unique 4 Bedroom Detached House
Modern Build Using Many Natural Materials
Bright & Appealing Spacious Accommodation
Incredible Large Garden, Grounds & Wildlife Paddocks
EER - D59

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DD/WJ/51828/120816

DESCRIPTION

An impressive modern country home being privately situated within its own large grounds, situated within the rural village of Brongest. This exceptional 4 bedroom detached house was lovingly built by the current owner and was completed in the year 2000, designed by a local highly regarded architect. Careful attention to detail and choice of natural materials is a flowing theme throughout its bright and airy accommodation which includes superb features such as vaulted ceilings, exposed beams, fireplaces etc... The house was built with the garden in mind, and is positioned in a way to take full advantage of the sun and views into the grounds. There are extensive gardens and paddocks amounting to approximately 1.8 acres in all and consist of many different areas, secret gardens, wildlife paddocks, polytunnel/produce growing areas, and colourful wildlife pond. The outside space is a true joy to walk around and relax in, being peaceful and tranquil with a wide variety of trees and plants. There is also a good size and useful detached workshop/garage and large gated driveway providing ample parking space. This is a home which would appeal to garden and wildlife lovers who appreciate nature and wish to live in a secluded but not isolated country village location.

NO ONWARD CHAIN
EER - D59

SITUATION

The property is situated in the country village of Brongest, conveniently located for ease of access to towns in west Wales such as Cardigan, Aberaeron, Llandysul and Lampeter. Newcastle Emlyn and Cardigan are probably the nearest providing excellent range of local shops, number of primary schools nearby whilst secondary schooling at Llandysul, Cardigan and Newcastle Emlyn. The nearby villages have basic facilities and amenities whilst within easy reach is the west Wales coastline renowned for its outstanding scenery, coves and beaches.

ENTRANCE AREA

Entered via double glazed door to front.

LOUNGE/DINER

30'9 x 15'8 (9.37m x 4.78m)

Open plan living space, tiled flooring with underfloor heating, wooden staircase to first floor, exposed beamed ceiling, fireplace housing wood burning stove with oak beam over, double glazed window to front and rear, double glazed bay window to side, lovely aspect looking out over the surrounding gardens, double glazed external single and French doors to side garden area, wide oak steps lead up to farmhouse style kitchen, door to

INNER HALLWAY

Tiled flooring, double glazed window to front, space for hanging coats, doors to;

SHOWER ROOM

7'8 x 5'3 (2.34m x 1.60m)

Large shower enclosure with boiler fed shower unit, WC, pedestal wash hand basin, double glazed window to side, tiled floor, part tiled walls.

BEDROOM 4

13' x 9'10 (3.96m x 3.00m)

Double glazed external door to garden, double glazed window to side, tiled flooring.

KITCHEN

20'2 x 15'2 (6.15m x 4.62m)

Farmhouse style kitchen, impressive room with vaulted ceiling, exposed A frame beams, slate flooring, fireplace housing wood burning stove with oak mantle over and larger full width of the room feature oak beam, Velux roof windows fitted with insulated blinds, double glazed window to front and side, double glazed external French doors to decking and garden, free standing bespoke kitchen furniture incorporating a sink unit, 5 ring gas hob and single oven, door to;

UTILITY ROOM (L SHAPED)

11'4 x 9' (3.45m x 2.74m)

Wooden work surfaces, wooden wall storage cupboards, Belfast sink, plumbing for washing machine and dishwasher, part tiled walls, slate flooring, double glazed window, floor standing Worcester oil fired combination boiler servicing the domestic hot water and central heating system, access to loft space, double glazed external door to garden, smart vacuum system, walk-in pantry cupboard with double glazed window.

FIRST FLOOR LANDING

Gallery looking back down to the kitchen, wooden flooring, spindle balustrade, semi vaulted ceiling, exposed A frame beams, Velux window, double glazed window, pitch pine doors doors;

BEDROOM 1

15'6 x 12'2 (4.72m x 3.71m)

Vaulted ceiling with exposed A frame beams, Velux windows, double glazed windows with views looking out over the garden, double panelled radiator, wooden flooring.

BEDROOM 2

11'3 x 9'2 (3.43m x 2.79m)

Vaulted ceiling, exposed A frame beams, wooden flooring, double glazed window, double panelled radiator.

BEDROOM 3

15'6 x 12'2 (4.72m x 3.71m)

Vaulted ceiling, exposed A frame beams, wooden flooring, Velux window, double glazed window, double panelled radiator.

BATHROOM

9'2 x 7'5 (2.79m x 2.26m)

Suite comprising bath, pedestal wash hand basin, WC, bidet, double panelled radiator, vaulted ceiling, exposed A frame beams, Velux roof window.

EXTERNALLY

To the front of the property is a gated hardstanding driveway which leads off the minor country road to the front of the house. This continues along the side to where there is ample parking and turning space as well as access to a **DETACHED WORKSHOP/GARAGE - 20'6 x 19'10** with roller door to front, pedestrian external door to rear, Velux window, double glazed windows, concrete floor with water, power and lighting, boarded loft. Secret front garden area with **GREENHOUSE**, apple trees, loganberries, wild orchids, mature hedgerow front boundary, garden **SHED**, colourful flowers and plants and native trees. Behind this area is another more open garden area with steps leading up to a lawn, further shrubs and mature tree boundary. Immediately in front of the house is a gravelled garden area with decorative grasses, mature wisteria clematis and roses are established and growing up the house itself. Access on both sides of the property continue round to where there are further garden areas. The rear garden enjoys a large decked seating/entertaining area which leads off from the kitchen.

Gravelled pathways lead through and around the house and side of the garage to where there is an oak **LEAN-TO** seating area which would make an ideal place for hanging the washing, housing kayaks or as wood storage. A real feature to the rear garden is the good sized wildlife pond with a variety of colourful plants around and water lilies, irises and decorative grasses. Beyond are lawned pathways lead further into the rear garden area to wildlife areas deliberately kept like meadows to encourage bees, butterflies and insects. There is a fruit section with apple trees and raspberries. To the side of this is a small wooded area with evergreen trees, timber built **SHED** being converted into a **SAUNA, POTTING SHED, STORAGE SHED** and an area housing oil tank. Gated entrance and pathway continues further on to wildlife paddocks which are fenced and could be used for keeping a small pony or chickens. Growing area with **POLYTUNNEL** and to the opposite side of this is a second gated entrance pathway which leads on through further wildlife areas and down to the river Ceri to which forms part of this property's boundary which is designated a triple Sl. Side garden area being mainly laid to lawn with established trees. Please note that there is a plan available from the selling agent showing rough boundary outline.

THE DESIGN

The property was designed by local architect Martin Davies, a highly regarded and experienced designer whom also designed the cottage which Griff Rees Jones renovated in North Pembrokeshire which was featured on TV, and was part of the Cardigans Castle cottages restoration. Picklestone House is featured on his website www.savethemagic.co.uk.

SERVICES

We are advised that mains water and electricity are connected to the property. Private Drainage. Oil fired ground floor underfloor heating and radiators on the first floor.

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

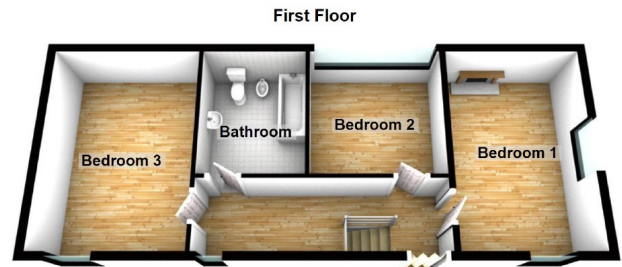
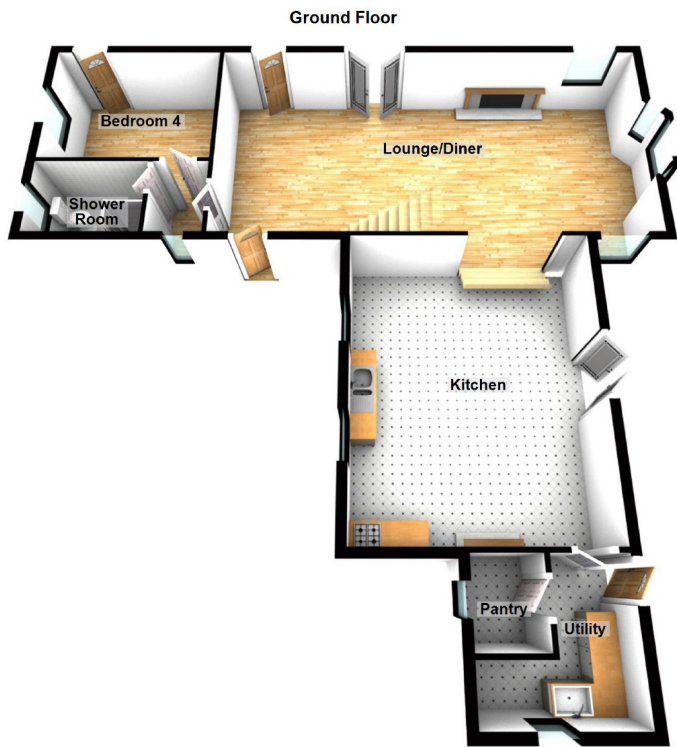
We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

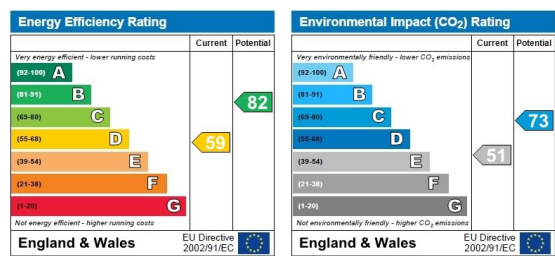
From Cardigan travel North East on the A487 passing through the village of Blaenporth and then turn right at the Gogeddan crossroads signposted to Newcastle Emlyn, proceed for a mile or entering the village of Beulah, at the junction after the bus stop turn left for Brongest and travel down into the village. Bear to the left at the point where the road splits, and Picklestone House has a gated entrance on the left which leads to the property.



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**John.
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